



Zoning Bylaw Working Group

Date: January 22, 2020

Time: 8:30 AM to 9:30 AM

Location: Town Hall Annex, Second Floor Conference Room

Minutes

Present: Pam Heidell, Charlie Kalauskas, Christian Klein, Jenny Raitt, Stephen Revilak, David Watson, Ralph Willmer, John Worden, Erin Zwirko.

Absent: Mike Byrne, Adam Chapdelaine.

Guests: Don Seltzer.

The Working Group began with the minutes from the December 4th meeting. Erin noted that Christian had provided some revisions via email that were incorporated into the draft minutes circulated prior to the meeting. Charlie also had a number of revisions that the Working Group accepted. Ralph made a motion to approve the minutes with the revisions as discussed. Steve seconded the motion. The vote was unanimous, with David abstaining as he had left the December 4th meeting early.

Erin then reviewed the six draft warrant articles that will be presented to the Redevelopment Board during its meeting on January 27th:

1. The first article would adjust the time period in which the affordable housing requirements apply from two years to three years to be consistent with the Permit Extension Act which amended MGL Chapter 40A Section 9. Charlie requested that the Zoning Bylaw be reviewed or other similar updates.
2. The second article would create a definition for apartment conversion, which is referred to in the Zoning Bylaw Table of Uses and Table of Dimensional and Density Regulations as well as in the description of the R4 district. David indicated that having definitions is very important. Charlie asked whether a carriage house could be converted based on this definition. Erin indicated that a carriage house is typically an accessory structure on a lot, and this definition is relevant to principal structures.
3. The third article is a number of administrative corrections. Unrelated to the proposed change in Section 3.2.1. to correctly refer to the Select Board, Charlie asked if there should be a note that the members of the ZBA, which is the purpose of the section, should be registered to work in Massachusetts. The others in the Working Group did not think it would be necessary to make such a change.

4. The fourth item is to add a subparagraph to Section 5.3.22. to indicate that landscaped open space and usable open space is calculated from the gross floor area. Erin explained that the pre-recodification bylaw included this note in the tables but it was not carried over. Additionally, Erin noted that the recodification effort moved calculations out of the definitions, so that did not seem like a good place for this information. The suggestion was made to cross reference Section 5.3.22. in the definitions of landscaped open space and usable open space.
5. The next item adds a legend to Section 5.6.2. to be consistent with Sections 5.4.2. and 5.5.2. There were no comments from the Working Group.
6. The last item was to include a subparagraph in Section 5.2.2. to indicate that prohibited uses are those that are not designated by a "Y" or a "SP" in the Tables of Uses. There were no comments from the Working Group.

Erin noted that there are likely a number of citizen petitions that will be filed related to zoning amendments, and suggested that the Working Group consider these during the February 5th meeting. She also noted that RKG will be at that meeting to discuss scenarios with the Working Group, so she asked if the members could reserve 2 hours to give ample time for conversation.

Erin and Jenny then provided project updates to the Working Group on the Economic Analysis of Industrial Zoning Districts project, the Residential Design Guidelines, the Net Zero Plan, the Sustainable Transportation Plan, and the Fair Housing Action Plan. In regard to the Industrial Zoning project, Don Seltzer asked about the timing of a public forum. Erin responded that the schedule contemplated a public forum around this time, but she didn't think timing was now for a forum. All of these projects are ongoing during 2020. Jenny also provided an update about the bike share program in Arlington, and efforts to bring a docked bike share model to Arlington.

Meeting adjourned at 9:25 AM.